

The Salisbury Planning Board held its regular meeting on Tuesday, February 26, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Lou Manning, DeeDee Wright, Brian Miller, Sean Reid, Rodney Queen, Jeff Smith, John Daniels, Ken Mowery, Fred Dula, Elaine Stiller, Leigh Ann Loeblein

ABSENT: Eldridge Williams

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chair man Wright.

PRESENTATION

Bill Duston, Planning Director, and Rebecca Yarbrough, Technical Assistance Coordinator, with Centralina Council of Governments (COG), were present to explain COG as to who they are, what they do, what their mission is, what they have done for Salisbury, what's going on in the region and to answer any questions from the Board. COG is a voluntary association of local governments which has been in operation for over 30 years. They serve nine counties in the region—Anson, Union, Rowan, Cabarrus, Stanly, Mecklenburg, Gaston, Lincoln and Iredell. With just a few exceptions, every local government within the nine-county region is a member of Centralina. COG staff is available to provide whatever services are needed by the members. There are 17 councils of government in North Carolina. No two councils of government are alike because each one does what their member governments want them to do.

Mr. Duston explained the different departments within Centralina which include Work Force Development, Economic Development, Emergency Services, Planning (he is in the middle of an annexation project for the City of Salisbury at this time), Transportation Planning, and Aging Department. Ms. Yarbrough mentioned that the Technical Assistance area has been very active with a number of jurisdictions in helping them with personnel selection, promotional processes, and a whole range of personnel-related issues.

COG's board (elected officials from each of the member jurisdictions) recently adopted a mission statement on critical issues they felt the organization should be involved in. The top three issues identified were transportation, air and water quality and growth management. Staff will begin to promote regional cooperation and address issues from a regional standpoint. The mission statement involves the staff and the board working to promote solutions, from a regional standpoint, for growth and quality of life issues.

GROUP DEVELOPMENT

G-1-02 Tommy Whitley Apartments, 700 block of Wilson Road

A revised site plan has been submitted showing items which were left off the plan that the Board considered at their last meeting. Adjacent zoning is now shown, plant names, quantities, and sizes are also shown. The Technical Review Committee recommends approving the revised plan.

Herman Burney, 712 Grace Street, objected to the plan. He asked the Board to consider the neighborhood, the potential crime in the neighborhood, as well as the long-term vision of the neighborhood. These apartments will be in his front yard. The plan looks great on paper. He questioned whether these apartments are needed in the neighborhood. On his street, there is a quadraplex, a duplex and a single-family home empty, and all of them are for rent. An alternative would be single family houses that could be owned and occupied.

Harold Poole indicated he had received an e-mail from Eldridge Williams who could not attend today's meeting. Mr. Williams lives almost behind the site in question and objects to the proposed apartments. He feels the Board should address the issue of zoning in the area between Salisbury High and Livingstone College to see if the zoning is proper in the area. Staff would like to look into this and come back to the Board and show the zoning in the area as well as the land use.

On a motion by Rodney Queen, seconded by John Daniels, with all members voting AYE, the motion carried to recommend approval.

COMMITTEE REPORTS

(a) Park Avenue Study Committee – Sean Reid reported for the committee. The committee took a van tour of the neighborhood as well as a tour of the Cannon Mills building (Kesler Mills). The next step will be a meeting with the Park Avenue Neighborhood Association to present what the committee is looking at, what the committee is trying to do, and get input from the neighborhood association as to the best way to get some unified zoning for the neighborhood.

(b) U. S. 70 Corridor Study – Jeff Smith reported for the committee. A draft of the U. S. 70 corridor study was distributed to Board members. The focus of the committee has been rather broad, but in the last few meetings the committee decided to create a vision and put the vision out to the Planning Board, followed by a presentation to City Council, and then ask Council for direction. The committee would like to have this report approved and adopted which could be used as the Board looks ahead for future rezonings. The committee would like to see this study as a springboard for some other committee, task force, etc., to tackle issues other than zoning—sidewalks, street lights, setbacks, and other things that are part of the ordinance which the Planning Board deals with all the time. There are a number of things in the report that we might use others' expertise to help us. The committee feels it is important to take this vision and present it to the public for their input. This report could be an outline for developing a blueprint for the corridor.

Ms. Wright commented she didn't want the Board to lose site of the small area study—prepare a small area study first and then have the committee's report to support that study. It appeared to her that the study had gone beyond the original focus of what the committee was asked to study as it related to zoning.

Mr. Smith stated that rather than looking at each individual piece of property, the committee looked at the overall area in a holistic approach. Mr. Poole indicated that the report will include maps and schematics showing the median possibilities. The committee is looking at

the area and identifying what are the opportunities, what are the problems, and what would make the area better than it is—whether it calls for a change in zoning or not.

Action on the report will be taken at the next Board meeting.

NOMINATING COMMITTEE

Rodney Queen, chair of the Nominating Committee, reported that the committee is nominating Fred Dula for Chairman. There were no further nominations for Chairman.

The committee is nominating Ken Mowery for Vice Chairman. On a motion by John Daniels, seconded by DeeDee Wright, with all voting AYE, Sean Reid was nominated for Vice Chairman.

Elections will be held at the first meeting in March.

OTHER BUSINESS

DeeDee Wright reported on her presentation to the City Council of the Planning Board's goals and highlights for 2002-2003. Mr. Poole briefly discussed the listings included in the agenda package showing Planning Board activities for the past year: all zoning cases, group development plans, preliminary subdivision plats, special programs, staff reports and Council referrals, continuing education programs, and a listing of all matters sent to a committee.

Ms. Wright established a committee to study the Wilson Street-Salisbury High area. Rodney Queen will chair the committee with Brian Miller and Eldridge Williams also serving on the committee.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary